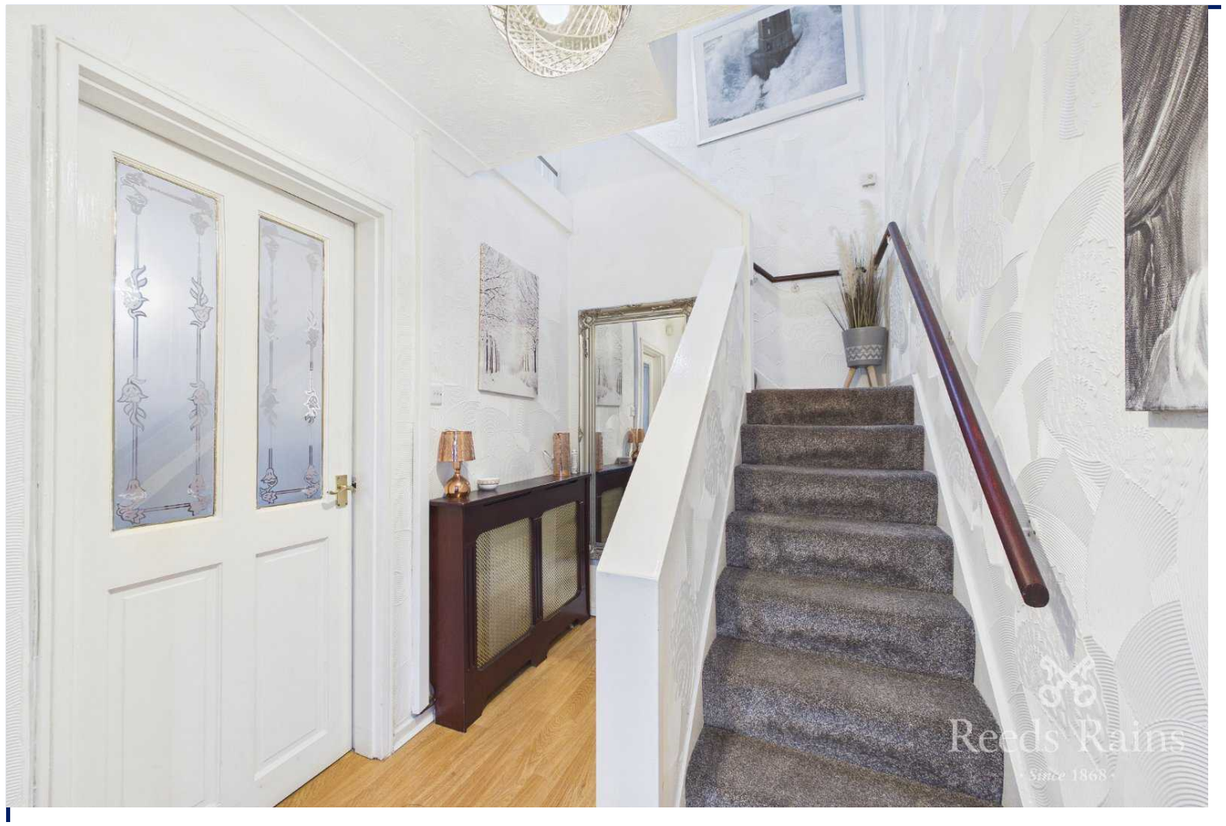
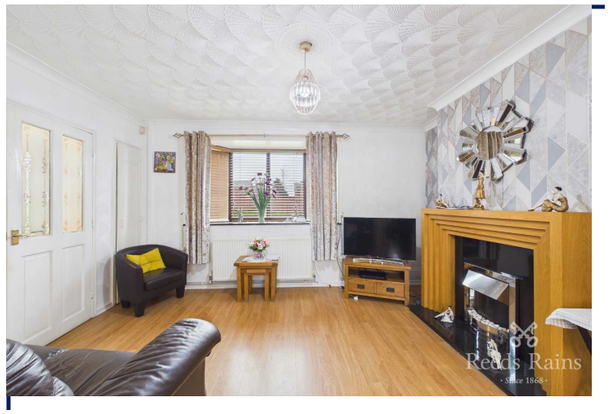
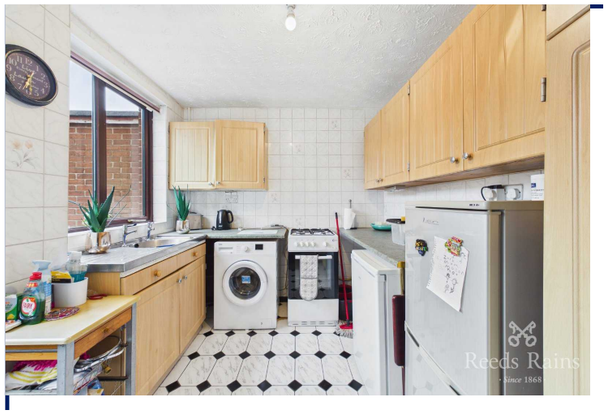


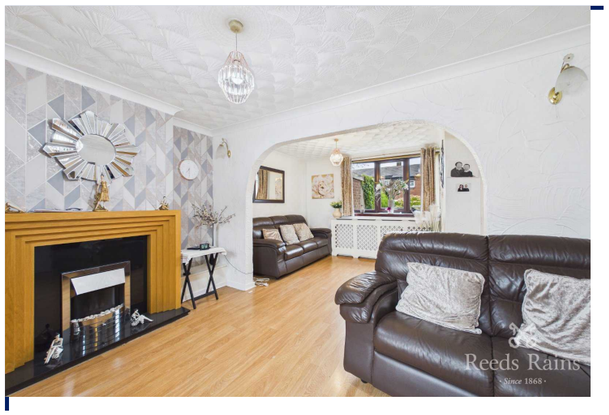


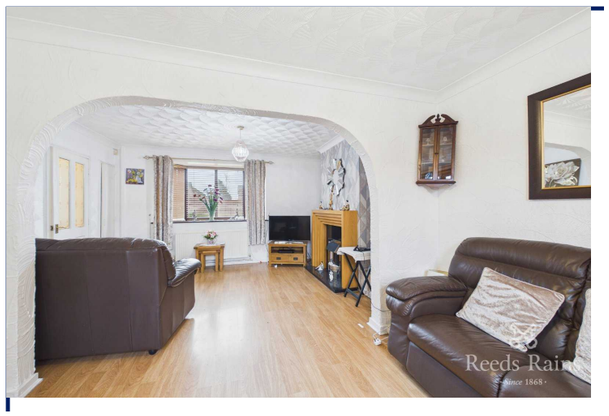












South John Street, St. Helens,
Merseyside, WA9

Asking Price: £110,000
Freehold

Reeds Rains

reedsrains.co.uk

South John Street, St. Helens, Merseyside, WA9

Asking Price: £110,000 Freehold

Council Tax Band: A
EPC Rating: C

This well-proportioned three-bedroom mid-terraced house is ideally situated in a highly sought-after central location close to the town centre and with excellent transport links. This property is offered for sale with no onward chain, making it a fantastic opportunity for anyone looking for a straightforward purchase. The home features a welcoming hallway with stairs leading to the first floor, spacious through lounge/diner and kitchen. To the first floor are three good sized bedrooms, wet...

Entrance Hall
6'4" x 11'1" (1.93m x 3.38m)
Double glazed obscure UPVC front door and double glazed obscure side panel, laminate flooring, stairs to first floor,coved ceiling, radiator with cover, obscure glazed panel door to:-

Lounge
13'9" x 9'11" (4.2m x 3.02m)
Double glazed bow window to front, laminate flooring, radiator, coved ceiling, meters cupboard, electric fire with feature surround, archway to:-

Dining Room
8'11" x 11'8" (2.72m x 3.56m)
Double glazed bow window to rear, radiator with cover, laminate flooring, coved ceiling, understairs storage cu[board, obscure multi paned door to:-

Kitchen
9'11" x 8'8" (3.02m x 2.64m)
Double glazed window and double glazed obscure UPVC door to rear, tiled floor, fully tiled walls and fitted with single drainer sink unit with wall and base units, plumbing for washing machine, gas point, radiator.

First Floor
Landing with loft access point, coved ceiling.

Bedroom One
11'1" x 11'9" (3.38m x 3.58m)
Double glazed window to front, laminate flooring, radiator.

Bedroom Two
7'7" x 11' (2.3m x 3.35m)
Double glazed window to rear, laminate flooring, radiator.

Bedroom Three
6'8" x 9'5" (2.03m x 2.87m)
Double glazed window to front, radiator.

Wet Room
6'3" x 8'5" (1.9m x 2.57m)
Double glazed obscure window to rear, fully tiled walls and having shower, pedestal wash hand basin, radiator, storage cupboard housing wall mounted gas central heating boiler.

WC
5'5" x 2'9" (1.65m x 0.84m)
Double glazed obscure window to side, fully tiled walls and having WC.

Outside
To the front is an open plan lawned garden and to the rear is a low maintenance paved garden with fencing, water tap, security light and brick store.

Tenure
Freehold.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. If your offer is successful, the charge for completing this check is a non-refundable £40 plus VAT, totalling £48 per buyer.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk